



# City of Seattle Pre-Application Site Visit Report

December 29, 2010

This report represents a preliminary determination of project requirements based on your Pre-Application Site Visit (PASV). The PASV Field Assessment and Report is completed by DPD site inspectors and is compiled from initial project information submitted by the applicant.

Project Summary			
AP/Project No.	6270091	Ground Disturbance	Y
Application Template	BLDG	PASV Required This Permit	Y
Application Type	CONSTRUCTION AND DEVELOPMENT	Date PASV Completed	
Category	SINGLE FAMILY / DUPLEX	PASV Done Under	
DPD Review Type	FULL	Permit Remarks	
Address	214 Erie Ave		
Location			
Zoning		Applicant	MIKE DAGGS 4008 SW TRENTON SEATTLE WA 98136 (206) 915-8738
King County APN	<a href="http://web1.seattle.gov/dpd/parceldata/9829200580">9829200580</a>		
Permit Status	Initial Information Collected		
Description of Work	Addition of 750 sq ft above existing garage and enclose existing breezeway.	Applicant Email	<a href="mailto:Michael.daggs@gmail.com">Michael.daggs@gmail.com</a>
		Linked AP/Project Nos.	
SDOT Project No			

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

## Pre-Application Site Visit (PASV) Report

**Contact:** Matthew S Recker, (206) 233-5034, [Matt.Recker@seattle.gov](mailto:Matt.Recker@seattle.gov)

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

### ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Steep slope  
Potential slide

### Existing ROW Conditions

#### ERIE AVE

Street conditions:  
Concrete paving  
Curb conditions:  
Curb adjacent to site  
Concrete

Approximate curb height: 4-5 inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

### Potential Impacts to Seattle Parks Property

No parks property in vicinity

### Tree Protection

Trees greater than 6 inches in diameter are present on the site but not shown on the site plan. Show the dripline of 1) **all** trees on the site, 2) adjacent trees that encroach on the site that are greater than 6 inches in diameter and 3) **all** trees located in the adjacent ROW. Include common and scientific names for all trees shown. See Director's Rule 16-2008 and CAM 242.

(1) tree southwest of garage

### Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

#### Show the following on the CSC/Post Construction Soil Amendment Plan:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

### Inspectors Notes

Site is mapped ECA types 1 and 2. Specify locations and depths of proposed excavation.

### Modifications to ECA Submittal Requirements

- ECA Exemption Note: Based on review of the submitted information and the City GIS system, the proposed development appears to be outside of steep slope areas and buffer zones. However, the site is also designated as potential landslide due to geologic conditions (ECA 2) and available geologic information indicates the site is underlain by alluvium deposit. Therefore, DPD concludes the proposed development will be subject to ECA Review. Modification to ECA Submittal Standards is approved to allow the application to be submitted with existing topographic information and no geotechnical engineering report. Although, current topographic survey and geotechnical report may still be required if the project changes other than as described in the submitted documents.

**Contact:** Jim Mattoon, (206) 684-5979, [Jim.Mattoon@seattle.gov](mailto:Jim.Mattoon@seattle.gov)

### Standard Submittal Requirements for Projects in an ECA

Delineate the clearing limits on the site plan

Provide a vegetation restoration plan per SMC 25.09.320, CAM 331 and CAM 331A. **Prior to any vegetation removal in the critical area, review, approval, and a preconstruction meeting is required**

Show the steep slope buffer. Generally, the buffer is 15-feet from the top and/or toe of the slope

### Applicant Next Steps

1. For questions on permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.
2. Review the requirements set forth in this report.
3. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.

4. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**